

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
September 4, 1979

CALL TO ORDER:

Chairman Earl Breuer called the meeting to order at 7:30 p.m.

ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Ralph Cheney, Mary Jane Brimm, Bill Bloom and Jean Hagen.

Staff members attending were Frank Freeman, City Manager, Marshall Ferg, Building Official and Praecilla Pruitt, Secretary.

Also present were past Mayor Roy Brimm and Councilman Dwight Allen.

APPROVAL OF MINUTES:

MOVED by Commissioner Ralph Cheney, seconded by Commissioner Mary Jane Brimm that the minutes of the July 13, 1979 meeting be approved.

WELCOME TO VISITORS:

Chairman Earl Breuer greeted an audience of approximately 7 people.

PUBLIC HEARING:

Conditional use request by Michelle Horton to construct beauty shop on Tanbark Street.

City Manager, Frank Freeman stated that the lot is in an RH zone and RM zone is adjacent. He said that it was in keeping with the conditional use requirements. Michelle Horton showed the Planning Commissioners the plot plan. Wes Sanders stated that he was in favor of the beauty shop. Mr. Freeman stated that staff had placed a published notice in the newspaper. Chairman Breuer asked the staff members if notices had been sent out to the adjoining property owners. He asked that staff make sure that these notices are sent out since it was inadvertently overlooked. It was noted that Dorothy Kemp was the only adjoining property owner and Commissioner Cheney stated that he had contacted her personally. MOTION was made by Commissioner Cheney, seconded by Commissioner Bloom that the conditional use request be granted.

MINOR PARTITION REQUEST:

1. Minor partition request by Wes Sanders on Map 40-13-32CC, Tax Lot 700
Chairman Breuer asked the staff members if the request met all the requirements and specifications. There was no objections to granting the partition. It was noted that there was only a 15 foot driveway

and the requirements are 25 feet for the frontage according to the subdivision ordinance. Marshall Ferg, Building Official asked if the other ten feet could be granted. MOTION by Commissioner Brimm, seconded by Commissioner Bloom that we grant a minor partition with the stipulation that he dedicate an additional ten feet.

2. Minor Partition request by Clifford Banick on Map 41-13-6BA, TL 3004
City Manager, Frank Freeman stated that Mr. Banick was to be here but was ill. It was noted that the lot had a 20 foot roadway access to the lot. Mr. Banick did not own the property to the South and so could not acquire an additional 5 feet which is needed. He had asked to waive the additional 5 feet. The staff recommended that the Commission consider a 5 foot variance into the property. Commissioner Cheney stated that the easement is servicing two roads and the fire trucks cannot get in or out and it could cause a lot of problems. Commissioner Swigert mentioned that the easement would be as wide as the street coming in. MOTION by Commissioner Cheney, seconded by Commissioner Brimm that the request be tabled until the next meeting and staff could ascertain if he could get another 5 feet.

OTHER ITEMS:

1. Proposed redesign of Seaview Subdivision
City Manager, Frank Freeman stated that the developer wished to amend the preliminary plot, relocate the lot lines, two cul-de-sacs and Cypress Street to be abandoned. Chairman Breuer asked the question, "why"? Mr. Freeman stated that the developer wished to put cul-de-sacs back to back to gain additional lots. Commissioner Cheney could not see vacating a street. MOTION by Commissioner Cheney, seconded by Commissioner Bloom that we reject the proposal.
2. Subdivision plat approval - Forest Estates Subdivision on Highland Ave. Lawrence Payne, subdivider
Marshall Ferg, Building Official stated that the sewer and water is already existing to Highland Street. It is near the swimming pool. The lot sizes were all right. The 10 inch water line should be extended back even with 4th Street and tie in at a future date. There is a drainage problem. There is bleeding out of the shale. Pete Shogren had talked with Mr. Payne and so Mr. Ferg was not too familiar with what had transpired. Pete Shogren had stated that a 12 inch drain would be sufficient. The drainage would have to come down 3rd Street. MOTION by Commissioner Swigert, seconded by Commissioner Cheney that we should table the plat approval until we find out further information about the drainage. Mr. Freeman stated that the staff would like to refer it to the City Engineer for review and recommendation.
3. Request special meeting for conditional use on Tax Lot 700, Map 41-13-6AC for medical center
Marshall Ferg, Building Official stated that Ron Fallert desired a

special meeting for a conditional use permit to start construction of a medical center next to Sentry Market. Since there was no one present to make the presentation, Chairman Breuer stated that it should be put on the next Agenda for the Planning Commission.

4. Water study: Committee to study water service outside City Limits
City Manager, Frank Freeman stated that it was superflous since the City Council has already made a decision on water outside the City. Chairman Breuer then stated that we should pass on this item.
5. Draft of Amended Subdivision Ordinance: Special meeting to study
Chairman Breuer felt that we should have a special meeting. Commissioner Cheney felt that it would require a lot of study. It was suggested by Chairman Breuer that a special meeting be scheduled two weeks from Tuesday on September 18, 1979. Commissioner Brimm mentioned that we should invite some of the contractors. Mr. Freeman stated that they had met previously and Don Horton stated that they had had three meetings already.
6. Building permits and valuation - July 1979
Mr. Freeman read the report to the audience.
7. Ordinance No. 288 - An ordinance regulating subdivision developments and off-site improvements - study
City Manager, Frank Freeman stated that this study was referred to the Planning Commission for review and reconsideration of some of the methods within it. This Ordinance was passed in 1977. It states a minimum width of 3 feet for sidewalks and the developer would not have to put the sidewalks in for two years. The subdivider is given two years from the time he sells lots to put the sidewalks in. Another provision allowed a waiver of public improvements. It was suggested by Chairman Breuer that we consider No. 5 and 7 together. There was a waiver of protest on Spruce Knoll.

COMMENTS:

There were no reports from the City Manager or Building Inspector. Don Horton expressed his thanks to the Planning Commission for their action and time. Commissioner Swigert stated that he would appreciate a better property description in the future. Chairman Breuer asked the staff to give us an area map, or go back to a year ago when they all visited the property area on Monday afternoons. Commissioner Brimm felt it was a good idea when they went to the site and everyone knew where the property was located. It was hard to make a decision without seeing the property. Mr. Brimm stated that we need a good City map that the people can read. He also felt that going to the

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site was a good idea. It was noted that the City Attorney should be present when we had any serious problems. MOTION by Commissioner Cheney, seconded by Commissioner Brimm that the City Manager request the Council to have the City Attorney present when there may be serious problems that may arise.

ADJOURNMENT:

The meeting was adjourned at 8:30 p.m.

After the meeting was adjourned, City Manager, Frank Freeman announced that Marvin Gloege would come down from Corvallis and spend time presenting an Urban Growth Boundary workshop. He would be here around the 18th of September and requested that as many as possible attend. The C.C.I. and City Councilmen would also be invited to attend.

Councilman Dwight Allen, who was in attendance at the meeting, pointed out the need for a public address system so that the people in the audience could better hear and understand what was going on during the meeting.


CHAIRMAN

ATTEST:


SECRETARY